

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
51	-53	NEWCOMB ST, ARLINGTON

## OWNERSHIP

Owner 1:	MAJOR JOSHUA			
Owner 2:				
Owner 3:				
Street 1:	51 NEWCOMB ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1: PIKE JEFFRY F -		
Owner 2: MELARAGNI WILLIAM -		
Street 1: 51 NEWCOMB ST UNIT 51		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1907, having primarily Vinyl Exterior and 875 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes			
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7840												G8	1.						
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102		Condo			Prime NB Desc		CND						Total:				Spl Credit				Total:			

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

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2023

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	441,400			441,400
Total Card	0.000	441,400			441,400
Total Parcel	0.000	441,400			441,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		504.46	/Parcel: 504.46

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	441,400	0	.		441,400		Year end	12/23/2021
2021	102	FV	325,500	0	.		325,500		Year End Roll	12/10/2020
2020	102	FV	320,800	0	.		320,800	320,800	Year End Roll	12/18/2019
2019	102	FV	331,500	0	.		331,500	331,500	Year End Roll	1/3/2019
2018	102	FV	293,400	0	.		293,400	293,400	Year End Roll	12/20/2017
2017	102	FV	267,700	0	.		267,700	267,700	Year End Roll	1/3/2017
2016	102	FV	267,700	0	.		267,700	267,700	Year End	1/4/2016
2015	102	FV	247,600	0	.		247,600	247,600	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	JO	Jenny O
7/19/2018	Measured	DGM	D Mann
2/15/2018	SQ Returned	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
3/21/2007	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Sign:

VERIFICATION OF VISIT NOT DATA

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